

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0059 (Cypress Creek Apartment Homes)

DISTRICT: 7

ZONING FROM: GR, CS-CO

TO: GR-MU

ADDRESS: 1417 West Howard Lane

SITE AREA: 23.63 acres (1,029,322.8 sq. ft.)

PROPERTY OWNER: Ringgold Partners I, Ltd. (John Bultman)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends GR-MU, Community Commercial-Mixed Use Combining District zoning.

The site development should be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA (prepared by the Wantman Group, Inc., dated May 2020) through a public restrictive covenant that will be recorded prior to third reading of this case at City Council. The TIA recommendations are included as Exhibit D to this report.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 20, 2020: Approved staff's recommendation of GR-MU zoning, with the TIA conditions (9-0, Acosta and Kiolbassa-absent); H. Smith-1st, J. Duncan-2nd.

CITY COUNCIL ACTION:

November 12, 2020

ORDINANCE NUMBER:

ISSUES:

The applicant currently has a site plan under review for this property, SP-2020-0289C. The site plan proposes the following breakdown of multifamily residential units in this development:

One-bedroom units = 118 (94 units affordable at 60% MFI)

Two-bedroom units = 188 (150 affordable at 60% MFI)

Three -bedroom units = 40 (32 affordable at 60% MFI)

Four-bedroom units = 16 (13 affordable at 60% MFI)

Total proposed Units: 362

CASE MANAGER COMMENTS:

The property in question is currently a moderately vegetated undeveloped tract of land located at the southwest intersection of West Howard Lane and Interstate Highway-35. The lots to the north, across W. Howard Lane, are in the county and contain automotive sales uses, offices, a religious assembly use, laundry services, a single-family residence and a service station/food sales use. The land to the west is undeveloped and contains floodplain. The tract the east, across North Lamar Boulevard, is developed with an automotive sales use. To the south, there are multifamily and single-family developments, floodplain and a high school (Connally High School). The applicant is asking to rezone the property to the GR-MU zoning to develop a 269-unit multifamily apartment complex.

The staff supports the rezoning request because the site meets the intent of the GR-MU district. The property can serve community and city-wide needs as it is located along major arterial roadways, West Howard Lane, North Lamar Boulevard and the southbound frontage road of Interstate Highway-35. This tract of land is adjacent to a variety of commercial, office and residential uses to the north in the county, across Howard Lane and to the east in the city, across North Lamar Boulevard. There are residential uses (MF-3, SF-6-CO zoning) to the southwest. The proposed Commercial Services-Mixed Use District zoning will provide for the development of a mixture of uses along two Activity Corridors (West Howard Lane and North Lamar Boulevard Activity Corridors) and within a designated Neighborhood Center (Tech Ridge Neighborhood Center) in the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-MU zoning would be compatible and consistent with the adjacent uses because this tract of land is located across Howard Lane from a variety of commercial, office and residential uses to the north in the county. In addition, there are residential uses (MF-3, SF-6-CO zoning) to the southwest.

3. *The proposed zoning should allow for a reasonable use of the property.*

The Community Commercial district would allow for a fair and reasonable use of the site. GR zoning is appropriate for this location because of the commercial character of the area. The proposed MU Combining district will permit a mixture of commercial and residential uses to be developed at this location.

4. *The proposed zoning should promote consistency and orderly planning.*

The site under consideration is adjacent to commercial, office and residential uses to the north, across Howard Lane, commercial uses to the east, across North Lamar Boulevard/Interstate Highway-35 Southbound Frontage Road, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the primarily commercial uses developed in the County to the north and the commercial uses in the city to the east to the SF-6/MF-3 zoning and residential developments to the south and west.

5. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The property in question takes access to major arterial roadways, West Howard Lane and North Lamar Boulevard/ Interstate Highway-35 Southbound Frontage Road. The Imagine Austin Comprehensive Plan Growth Concept Map identifies this property as being located along two Activity Corridors (West Howard Lane and North Lamar Boulevard Activity Corridors) and within a designated Neighborhood Center (Tech Ridge Neighborhood Center).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Undeveloped
<i>North</i>	County	Automotive Sales and Finance, Office, Religious Assembly (Wells Branch Church of Christ), Personal Services/Laundry Services (Kim Tailor and Cleaners), Office (Native Edge Landscaping), Single-Family Residence, Automotive Sales, Vacant Lot, Services Station/Food Sales (Valero, Circle K)
<i>South</i>	MF-3, P, GR	Multifamily (Madison at Scofield Farms), Single-Family Residential, Floodplain, School (Connally High School)
<i>East</i>	CS-CO	Automotive Sales (Carmax), Interstate-Highway 35 Southbound
<i>West</i>	GO, GR, P	Undeveloped, Detention Pond, Floodplain

NEIGHBORHOOD PLANNING AREA: N/ATIA: RequiredWATERSHED: Walnut CreekSCHOOLS: Pflugerville I.S.D.

Parmer Lane Elementary School
 Westview Middle School
 Connally High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Bike Austin
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 The Ridge at Scofield Homeowners Association
 Wells Branch Neighborhood Association
 Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0035 (Metric at Howard: 13614 Metric Boulevard)	SF-6, GO, GR to GO	7/17/18: Approved staff's recommendation of GO zoning, with added conditional overlay to prohibit Hospital Services uses and to add a 25-foot vegetative buffer along the western property line adjacent to the single family residential neighborhood, by consent (8-0, D. Breithaupt and S. Lavani-absent, A. Tatkov-abstain); D. King-1 st , J. Duncan-2 nd .	8/09/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20180809-090 for general office (GO) district zoning without conditional overlay was approved on Council Member Pool's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Houston was off the dais.
C14-2017-0048 (GMCV LLC, DBA G's Liquor)	GR to CS-1	6/06/17: Approved staff's recommendation of CS-1 zoning (6-2-2, D. King and J. Duncan-No, A. Denkler and Y. Flores-abstain, D. Breithaupt-absent)	8/31/17: The public hearing was conducted and a motion to close the public hearing and deny the rezoning request was approved on Council Member Pool's motion, Council Member Renteria's second on a 6-5 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter, Houston, Kitchen, Pool, and Renteria. Those voting nay were: Mayor Alder, Council Members Casar, Flannigan, Garza, and Troxclair.
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent) Vrudhula-1 st , Cravey-2 nd	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI: TR 1= 32 acres GR:TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)
C14-93-0068	SF-6: 47.191 acres MF-1: 1.347 acres SF-6: 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 nd /3 rd readings)

RELATED CASES:

C14-98-0195 - Previous Rezoning Case
 SP-2020-0289C – Site Plan Case

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Howard Lane	~125'	116'	63'	3	Yes	Yes	Yes
N. I-35	~290' (TxDOT ROW)	Defer to TxDOT	144'	5	No	Yes	No
N. Lamar Blvd.	~119' (TxDOT ROW)	130'	47'	3	No	Yes	No

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is bounded by West Howard Lane to the north, Metric Boulevard to the west and North Lamar Boulevard/IH-35 Frontage Road to the east, on a 23.63 acres site, which is undeveloped. The Imagine Austin Growth Concept Map **identifies this property as being within the boundaries the Tech Ridge Neighborhood Center and at the intersection of the West Howard Lane and North Lamar Boulevard Activity Corridors.** The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a wide variety of retail and commercial uses to the north; to the south is the John B. Connally High School and Sports Stadium and an apartment complex; to the east is IH-35 and a wide variety of commercial and retail uses beyond that; to the west is vacant land and a residential subdivision. The proposed use is a 269 unit 'affordable' multifamily apartment complex.

Connectivity

The site has an existing public sidewalk along West Howard Lane and Metric Boulevard but not along the frontage road of IH35. There are transit stops located immediately adjacent the property (on both Metric Boulevard and Howard Lane) and there is a nearby a Metro Repaid line within a half of a mile from the property. There are no bike lanes along this portion of Howard Lane or Metric Boulevard. The mobility and connectivity (goods, services and civic uses) options in this area are good.

Imagine Austin

The Imagine Austin Growth Concept Map **identifies this property as being by the boundaries the Tech Ridge Neighborhood Center and at the intersection of the West Howard Lane and North Lamar Boulevard Activity Corridors**. Like many Imagine Austin Centers, they are represented by a circles or globular shapes that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. A Neighborhood Center is the smallest and least intense of the three types of activity centers identified on the Growth Concept Map. Neighborhood Centers are intended to have a local focus, including doctors and dentist offices, retail shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses to serve the center and surrounding neighborhoods. Activity Corridors are characterized by a variety of activities and buildings, which are intended to allow people to reside, work, shop, **access services**, people watch, recreate, and hang out without traveling far distances.

The following IACP policies are relevant to this case:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by road sand transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

While this is not a true mixed project, based upon this property being situated **along two Activity Corridors and within a Neighborhood Center**, which supports multi-family housing; supplying 'affordable' residential units, which is supported by the Austin's Strategic Housing Blueprint; and mobility and connectivity strengths in the immediate vicinity (transit, public sidewalks, public schools, goods and services), this project supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

Fire

No comments.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 116 feet of right-of-way for Howard Lane and sufficient ROW already exists. Additional right-of-way may be required for N. Lamar Blvd. and it is recommended that such dedication be required at the time of site plan or subdivision.

A traffic impact analysis is required and final comments will be provided in a TIA memo (Please see Exhibit D).

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

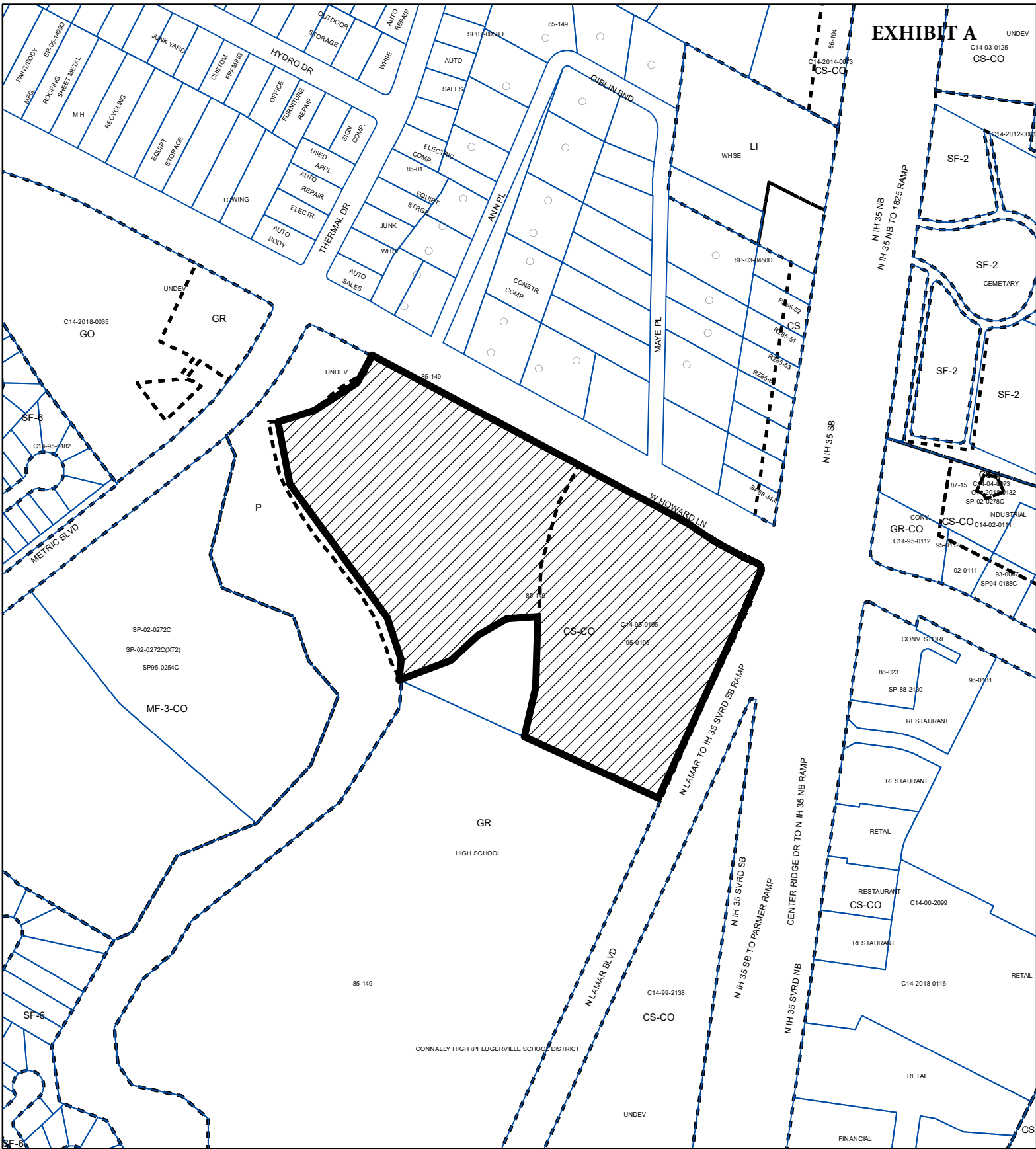
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. TIA Memorandum
- D. Educational Impact
Statement
- E. Comments Received

EXHIBIT A

UNDEV
C14-03-0125
CS-CO



ZONING

ZONING CASE#: C14-2020-0059



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/29/2020



Cypress Creek Apartment Homes at Howard Lane

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2020-0059
 LOCATION: 1417 W. HOWARD LANE
 SUBJECT AREA: 23.63 ACRES
 GRID: M35
 MANAGER: Sherri Sirwaitis



1" = 600'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MEMORANDUM

Date: September 24, 2020
To: Dan Hennessey, P.E. (WGI)
CC: Sangeeta Jain, AICP
Philip Utubor, EIT
Reference: Howard Lane MFAM – TIA Final Memo (C14-2030-0059)

Summary of the Transportation Impact Analysis (TIA):

The Transportation Development Services Division (within the Austin Transportation Department, ATD) has reviewed the May 2020 traffic impact analysis report (received May 20, 2020) regarding the “Howard Lane MFAM” development, prepared by the Wantman Group, Inc. The proposed development will consist of 358 units of Mid-rise Multifamily Housing and is located at 1417 West Howard Lane as shown in Figure 1. The development is anticipated to be constructed in 2023.

The following is a summary of the review findings and recommendations:

1. A Fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2, totaling **\$198,796**, before the site development permit is issued. Please see attached invoice (Exhibit A).
2. The applicant has performed a detailed walking audit of the project site within a half mile radius around the site. The applicant has proposed improvements to sidewalks, crossings, connections to transit facilities as well as committed to pay to fill gaps in the network to reach the Transportation Demand Management (TDM) goals, set forward by the City. TDM portions of fee-in-lieu payments are included in the mitigation table and should be held to the same requirements as any other mitigation (noted in #1, above).
3. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made in the approved TIA document that this memo references shall be reviewed by ATD and may require a new or updated TIA/addendum.
4. A final copy of the TIA should be delivered to ATD (digitally) to act as the copy of record.
5. City staff reserves the right to reassign any or all the above monies to one or more of the identified improvements as it sees fit.

6. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of this memo, after which a revised TIA or addendum may be required.

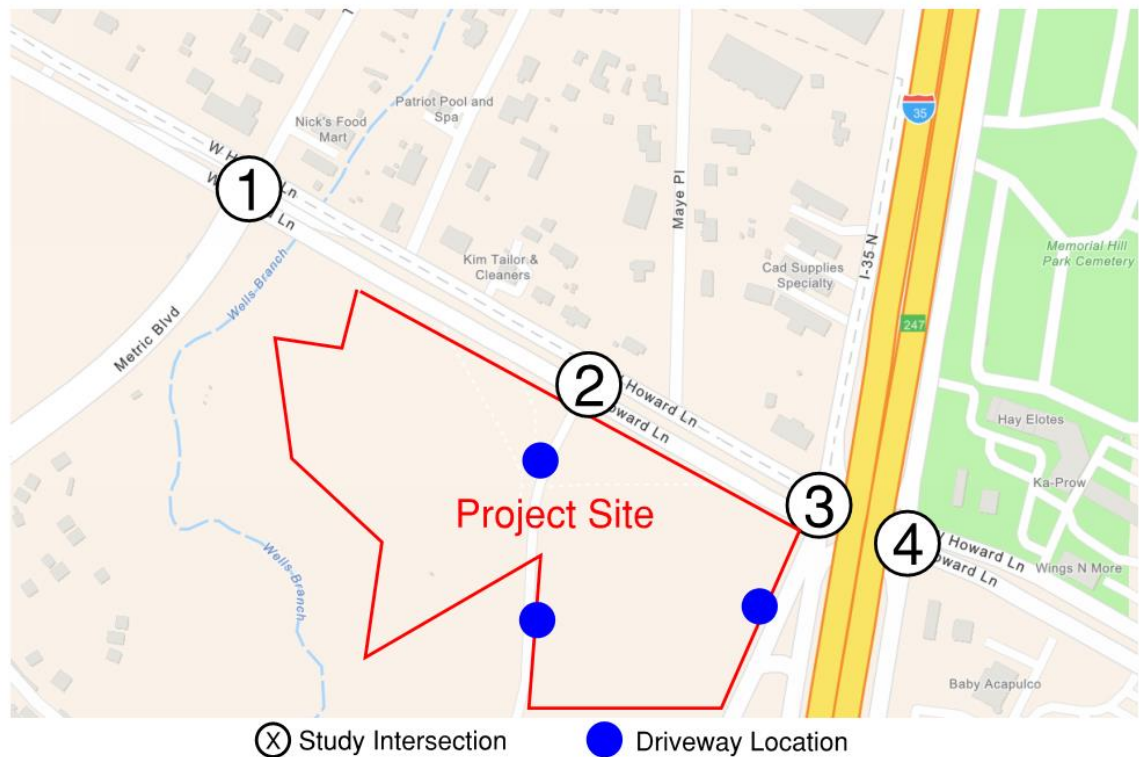


Figure 1 - Site Location and Driveways

Site Location and Existing Conditions:

The site is currently vacant and is undeveloped. The proposed multifamily development would be built on both the west and east sides of the John B Connolly High School driveway. The west portion of the development would consist of 136 dwelling units (DU) and the two sites on the east side of the driveway would consist of a 186 DU and 36 DU multifamily development, respectively.

The proposed development is intending to use four driveways for site access. The proposed site will access the high school driveway at three (3) locations as well as one access onto North Lamar Blvd as detailed below:

- Driveway 1 (Private) - Full access along John B Connally HS driveway to the west
- Driveway 2 (Private) - Full access along John B Connally HS driveway to the east
- Driveway 3 (Private) - Full access along John B Connally HS driveway to the west
- Driveway 4 (Public) - Exit-only access onto North Lamar Blvd

Assumptions:

1. A 10% trip reduction was taken as a result of the TDM measures proposed by the applicant, which is the maximum TDM reduction given for areas classified as Suburban, like this one.
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2023:
 - Vineyard Austin: SP-2018-0364C
 - Scofield Farms Meadows Condominiums: SP-2013-0297C
 - The Lakes Tech Ridge Office Park: SP-2014-0146C
 - Northtown MUD: C12M-00-0005

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development would generate approximately 1,949 average daily trips (ADT) upon final build-out. Table 1 shows the trip generation by land uses for the proposed development.

Table 1: Trip Generation

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Multifamily Housing Mid-Rise (221)	358 Dwelling Units	1,949	31	88	92	59
	TDM Reduction	195	3	9	9	6
	Total	1,754	28	79	83	53

Improvements to Active Modes (Pedestrian and Bicycle Infrastructure)

Currently, there exists infrastructure for pedestrians and bicyclists in the area with gaps in connectivity. The analysis further identified many active modes infrastructure needs that would help to meet the goals of Austin Strategic Mobility Plan (ASMP) and fill in gaps to provide seamless connectivity for pedestrians and bicyclists. Pedestrian infrastructure improvements between IH 35 and Scofield Ridge Parkway were identified as needs in the area based on City identified plans and studies.

As part of the proposed site construction, the applicant shall pay toward bicycle and pedestrian improvements as shown in the TDM portion of the TIA, as well as shown in Figure 2 and in Table 2.

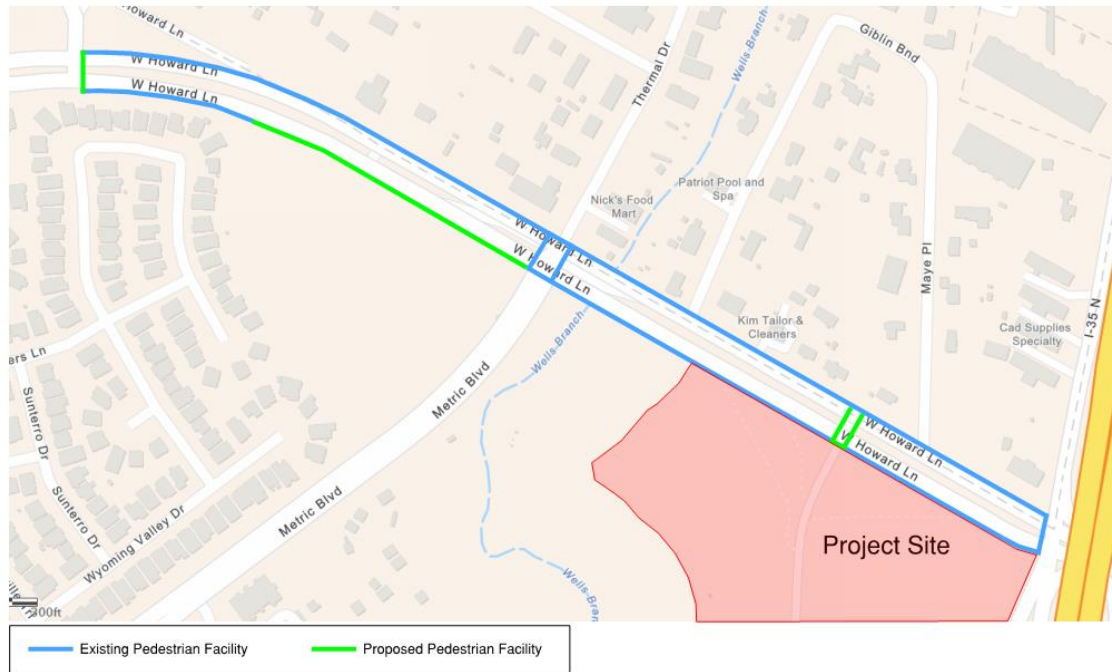


Figure 2 – Pedestrian Gap Analysis

Summary of Recommended Improvements

Table 2: Recommended Improvements and Developer's Share

Intersection	Improvement	Cost	Pro-Rata Share %	Pro-Rata Share \$
W Howard Ln & John B Connally High School Driveway	Signalization	\$ 310,000	24.3%	\$ 75,330
	Crosswalk Additions & Restriping	\$ 1,500	100.0%	\$ 1,500
W Howard Ln & IH35 SB Frontage Rd	Signal Timing Adjustment	\$ 5,000	100.0%	\$ 5,000
	Eastbound Lane Restriping / Signage	\$ 1,500	4.4%	\$ 66
W Howard Ln & IH35 Frontage Road	Signal Timing Adjustment	\$ 5,000	100.0%	\$ 5,000
	Northbound Lane Restriping / Signage	\$ 1,500	0.0%	\$ -
	NB Approach Pavement Widening	\$ 28,409	0.0%	\$ -
W Howard Ln & Scofield Ridge Pkwy	Crosswalk Additions & Restriping	\$ 1,500	100.0%	\$ 1,500
W Howard Ln (west of Metric Blvd)	920 Linear Feet Sidewalk Installation	\$ 110,400	100.0%	\$ 110,400
Total Share:				\$198,796

If you have any questions or require additional information, please contact me at 974-7136.

A handwritten signature in black ink, appearing to read "Nathan Aubert". The signature is fluid and cursive, with the first name "Nathan" and last name "Aubert" clearly distinguishable.

Nathan Aubert, P.E.
Austin Transportation Department

EXHIBIT A

INVOICE

TRANSPORTATION MITIGATION FEE IN-LIEU

DATE: September 24, 2020
TO: Dan Hennessey (WGI)
CC: Alyssa Gutierrez (ATD Cashier)
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746
FROM: Nathan Aubert, P.E. Austin Transportation Department N.A.
AMANDA CASE#: C14-2020-0059 (Howard Lane MF)
FDU: 8401-2507-1103-4163

As a condition of approval for the above referenced site plan, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$198,796.00** as listed in the TIA Final Memo (dated September 24, 2020) and in accordance with LDC. If you have any questions, please contact me at (512) 974-7136.

Office Use only:

Check:

Received by:

EDUCATIONAL IMPACT STATEMENT

School District:



PROJECT NAME: Howard Lane

ADDRESS/LOCATION: 1417 W. Howard Lane

CASE #: C14-2020-0059

CITY COUNCIL DATE: _____

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☐ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

ELEMENTARY SCHOOL: Parmer Lane Elem

RATING:

ADDRESS:

PERMANENT CAPACITY:

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	521		
% of Permanent Capacity			

☐ INCREASE

☐ DECREASE

x ☐ NO IMPACT

MIDDLE SCHOOL: Westview Middle

RATING:

ADDRESS:

PERMANENT CAPACITY:

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	779		
% of Permanent Capacity			

☐ INCREASE

☐ DECREASE

x NO IMPACT

HIGH SCHOOL: Connally High

RATING:

ADDRESS:

PERMANENT CAPACITY:

% QUALIFIED FOR FREE/REDUCED LUNCH:

MOBILITY RATE:

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1707		
% of Permanent Capacity			

☐ INCREASE

☐ DECREASE

x ☒ NO IMPACT

To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.

IMPACT ON SCHOOLS

None, these are one-bedroom units

TRANSPORTATION IMPACT

None

SAFETY IMPACT

Date Prepared: 6/18/20

Director's Signature: Gary Schulte

From: Alexandra Haas
To: [Sirwaitis, Sherri](#)
Subject: Zoning case # C14-2020-0059
Date: Tuesday, October 20, 2020 10:24:07 AM

*** External Email - Exercise Caution ***

Hi Sherri,

I am writing with concerns about the application to rezone 1417 West Howard Lane, the hearing for which is taking place tonight at 6PM. The area is prone to flooding and removing the natural ground cover will cause increased run-off into the surrounding areas. I do not believe that it is with the benefit of the surrounding community in mind that this application be approved. Developing a swath of land that large would also have a huge impact on the already fragile greenbelt area that runs close to the property. This area is also home to 14 federally protected endangered species. The pathetic strip of land marked as undeveloped is not enough to prevent an impact on the ecosystem. I would like you to carefully consider the application and urge you to choose the correct environmental decision over fleeting commercial interests.

Sincerely,

Alexandra Haas

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From: Jeanie McClellen
To: [Sirwaitis, Sherri](#); [Rivera, Andrew](#)
Cc:
Subject: Case #C14-2020-0059
Date: Tuesday, October 20, 2020 11:47:57 AM

*** External Email - Exercise Caution ***

Ms. Sirawaitis and Mr. Rivera,

I am writing as a resident who resides adjacent to the land in question of the above referenced case, just on the other side of Walnut Creek from the proposed development. I am a staunch proponent of the proposed use of the land for a variety of reasons but first and foremost because left undeveloped the land has been used as a homeless and vagrant camp, not only decreasing the desirability for buyers to consider our new property for residing or investment but also as a risk to property loss.

As the former HOA president to Scofield Farms Meadows, I have had to call the police multiple times over a two year period for trespassing, camp fires, and theft. The homeless and various criminal actors have used that land to hide in or as cover to reach our property undetected. Developing the land in a responsible manner, in which I am confident after research into the developers and investors, is a must for our property and personal safety as well as a beautiful addition to this area that otherwise hosts far too many car repair, auto junkyard and low income housing alternatives. The proposed development will provide a far improved backdrop and extension to our own manicured neighborhood and I welcome the prospect of the build.

Not to mention, the proposed trail that the City is planning behind our property - down the road... Would be a shame for the homeless and criminal actors to make that feel unsafe with the cover of the surrounding undeveloped land. In which case, who would use it? Better that the trail should serve not only our community but the intended residents of the new development as well.

Jeanie McClellen


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From: Jeanie McClellen
To: [Rivera, Andrew](#)
Cc: [Sirwaitis, Sherri](#); alice@agconsultingcompany.com
Subject: Re: Case #C14-2020-0059
Date: Sunday, October 25, 2020 2:53:06 PM

Not sure whether this matters or not, but I would like to officially withdraw my support of this project. I was told this project was not a low-income housing development by the individuals on the project but I've since discovered it is in fact low income housing. Due to the misrepresentation, I shared my support but wish to withdraw it immediately. I do NOT support any additional low income housing in this area as this will only lead to a concentration of more crime in this area at the number of units proposed.

Thank you,
Jeanie

On Tue, Oct 20, 2020 at 1:40 PM Rivera, Andrew <Andrew.Rivera@austintexas.gov> wrote:
Received. Thank you, Ms. McClellen.

Andrew

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From: Jeanie McClellen <>
Sent: Tuesday, October 20, 2020 11:47:41 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Subject: Case #C14-2020-0059

*** External Email - Exercise Caution ***

Ms. Sirwaitis and Mr. Rivera,

I am writing as a resident who resides adjacent to the land in question of the above referenced case, just on the other side of Walnut Creek from the proposed development. I am a staunch proponent of the proposed use of the land for a variety of reasons but first and foremost because left undeveloped the land has been used as a homeless and vagrant camp, not only decreasing the desirability for buyers to consider our new property for residing or investment but also as a risk to property loss.

As the former HOA president to Scofield Farms Meadows, I have had to call the police multiple times over a two year period for trespassing, camp fires, and theft. The homeless and various criminal actors have used that land to hide in or as cover to reach our property undetected. Developing the land in a responsible manner, in which I am confident after research into the developers and investors, is a must for our property and personal safety as well as a beautiful addition to this area that otherwise hosts far too many car repair, auto junkyard and low income housing alternatives. The proposed development will provide a far

improved backdrop and extension to our own manicured neighborhood and I welcome the prospect of the build.

Not to mention, the proposed trail that the City is planning behind our property - down the road... Would be a shame for the homeless and criminal actors to make that feel unsafe with the cover of the surrounding undeveloped land. In which case, who would use it? Better that the trail should serve not only our community but the intended residents of the new development as well.

Jeanie McClellen



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From: Wu Chen
To: [Sirwaitis, Sherri](#)
Cc: [Rivera, Andrew](#)
Subject: C#14-2020-0059
Date: Wednesday, October 28, 2020 3:21:55 PM

*** External Email - Exercise Caution ***

I reside in the land adjacent to the case referenced in C14-2020-0059.
I am in favor of the proposed development that the City has in for the piece of land for the C14-2020-0059.

I think a proposed trail here would welcome more persons than expected which would create a more sociable community. It's a great proposition that you have in store for the residents nearby.

Thank you,

Wu Chen

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